

PLANNING NOTE

Under new regulations that came into force on 1 October 2008 an extension or addition to a house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:

- No more than half the area of land around the "original house" would be covered by additions to buildings.
- No extension forward of the principal elevation or side elevation fronting a highway.
- Maximum height of a single storey rear extension to be 3 metres for an attached house and 4 metres for a detached house.
- Maximum ridge and eaves height no higher than existing house.
- Roof pitch of extensions higher than one storey to match existing house.
- Materials to be similar in appearance to the existing house.
- Upper-floor, side-facing windows to be obscure glazed; any opening to be 1.7m above the floor.

A notification of a proposed larger Home Extension

Under the conditions set by permitted development legislation, householders are able to build larger single-storey rear extensions in certain circumstances.

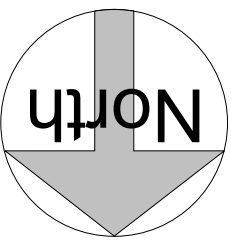
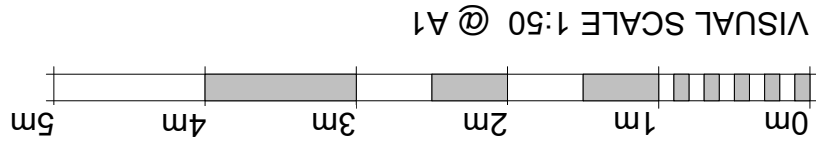
Generally, single-storey rear extensions must not extend beyond the rear wall of the original house by more than 8 metres if a detached house, or more than 6 metres for any other house.

Before development commences, the relevant local planning authority must be notified of the proposed work so that they can determine if their prior approval is required for the extension, based on consultation with neighbouring properties.

This is done by completing and submitting the 'Notification of a proposed larger Home' application form.

1 Rear Elevation - Levels

1 : 50



PROJECT
Proposed
Side & Rear Extension

TITLE
122 Dulais Road
SA10 9EY

CLIENT

Lisa Nation

DRAWN BY
SH

CHECKED BY
Client

DATE
10th May 21

PROJECT NUMBER
SH/BRO/100521-LN

SCALE (@ A1)
1 : 50

DRAWING NUMBER
Proposed Levels and Views

REV

Rev B

Please note:
All drawings are for the purposes of planning only unless marked for construction.
All builders to site measure to confirm measurements.
Report all discrepancies to the person named below, do not proceed without instruction.
BRO take no responsibility should any drawing/s unless specified are used for building purposes and measurements aren't checked on site.
All drawings remain the property of BRO Architecture

Wall Structure Key:

